

TOWN AND COUNTRY PLANNING DEPARTMENT

The 3rd June, 1981

No. 3017-10DP-81/8544.—In exercise of the powers conferred by sub-section (4) of Section 5 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963, the Governor of Haryana is pleased to publish the revised integrated Draft Development Plan for the controlled area and additional controlled area alongwith the restrictions and conditions proposed to be made applicable to the controlled areas covered by it (given in Annexure 'A' and 'B') to the Development Plan at Ambala Cantt. approved under sub-section (3) of the said section for the information of all persons likely to be effected hereby.

2. Notice is hereby given that the revised draft of the plan shall be taken into consideration by the Government on or after the expiry of thirty days from the date of publication of this notification in the official gazette together with any objections and suggestions which may be received by the Director, Town and Country Planning, Haryana, Sector 18, Chandigarh from any person in writing in respect of such plan before the expiry of the period as specified.

The relevant plans are (i) Existing Land Use Plan No. DTP(A)/1658/70 (for controlled area), (ii) Existing Land Use Plan Drawing No. DTP(A)/2076/76, dated 7th May, 1976 (for additional controlled area), (iii) Revised Draft Development Plan Drawing No. D.T.P.(A) 2322/81, dated 28th April, 1981.

ANNEXURE 'A'

Explanatory note on the development plan for the controlled area around Ambala Cantt.

INTRODUCTION

Ambala Cantt. is located on G.T. Road at a distance of 200 KM from Delhi. It is 50 K.M. from Chandigarh the Capital City of Haryana and Punjab and is contiguous to the town (Ambala City). Prior to the formation of Notified Area Committee (now Municipal Committee, Ambala Sadar) for civic administration for the area populated by the civilian in Ambala Cantonment, a large area was covered by the Cantonment Board where the building activities were controlled and regulated by the said board. Due to lack of proper regulations, lot of unauthorised construction has come up on the out skirts, specially near Tangri Nadi. A Number of unauthorised colonies have sprung up thus giving rise to speculation and lot of haphazard constructions have taken place in this area. A few industries have also come up on the out skirts of Cantonment Board limits, along the G.T. Road.

The population of Ambala Cantt. in 1941 was 62 419 which after a speedy growth has risen to 1,02,493 in 1971. This rise of population has given rise to the haphazard growth on the out skirts of the town.

In order to check this haphazard growth, it was necessary to declare the area on the eastern side of cantonment as a controlled area under the "Punjab Scheduled Roads and Controlled Areas Restrictions of Unregulated Development Act, 1963".

OBJECTS OF CONTROLLED AREA

To channelise the urban growth, the area between Tangri-Nadi and the boundaries of cantonment board as well as boundary of Notified Area Committee (now Municipal Committee, Ambala Sadar) as shown on the plan was declared as Controlled Area,—vide Haryana Government Notification No. 5254-VDP-70/4086, dated 14th July, 1970 published in *Haryana Government Gazette*, dated 8th September, 1970. The land between the G.T. Road and Amritsar-Delhi Railway Line, which forms a narrow belt was also included in the Controlled Area, because substantial amount of unplanned development was also taking place in this belt. Keeping in view the haphazard and un-authorised growth of industries along the Ambala-Jagadhri Road, an Additional Controlled Area was declared,—vide Haryana Government Notification No. 5517-2TCP-76/38964, dated 26th November, 1976, published in *Haryana Government Gazette*, dated 30th November, 1976 to provide a planned Industrial Development. Subsequently the integrated draft development plan of the Controlled Area and Additional Controlled Area was published,—vide *Haryana Government Gazette* Notification No. 1649-2TCP-78/dated 27th April, 1978, appearing in *Haryana Government Gazette*, dated 20th June, 1978.

EXISTING LAND USE

The controlled area boundary consists of few villages and sub-standard colonies. Most of the land in controlled area is levelled. There are few guava gardens and the rest of the area is under agricultural use. The abandoned brick kilns and brick fields have now taken the shape of ponds and this area is not fit for habitation. The Tangri Nandi flows between the Controlled Area and Additional Controlled Area and acts as a physical barrier between the two. The eastern part of the controlled area is protected with a bund against the over flow of Tangri Nandi during the rainy season.

PROPOSALS

Keeping in view the development potential of land a demand for residential & industrial areas, a development plan has been prepared for the controlled area in which only few major uses like residential, commercial and industrial have been envisaged. The proposals have been made so as to coordinate the development with the Cantonment and the Municipal Committee, Ambala Sadar. In order to protect the urbanisation proposals in the Additional Controlled Area a bundh has been proposed from point F to A on the East of Tangri Nadi, then from point A to B and then from B to C on the West of Omla Nadi. Similarly a bundh has been proposed on the West of Tangri Nadi between Ambala-Saharanpur railway line and G.T. road. M-3 road on the outer side of industrial belt on the South of Ambala-Jagadhri road has been provided as second defence line. To reduce the discharge of water in the Mahashpur drain which passes through urbanisation proposals, another drain with outfall at B into River Tangri has been proposed along the northern boundary of the controlled area. This drain will carry the flood water of the area on the north of controlled area. However the proposals shown within the Municipal Committee, Ambala Sadar limits are not statutory and only provide guidelines for the future development. Various land uses proposed in the development are as under:-

1. RESIDENTIAL

To cater to the residential requirement of the over spill population of Cantonment as well as the Municipal Committee, Ambala Sadar. An area approx. 450 hec. is reserved for residential use in the Development Plan to accommodate approx. 70,000 population with average density of 150 persons per hect. The said land use is carved out, on the basis of self contained sector, which will have the necessary social infrastructure like Nursery, Primary and if need be High School convenient Shopping, Community Hall, Dispensary, etc.

The areas in sectors 4, 5, 6 & 7 flanked by the villages of Dalipgarh, Babiya, Mahesh Nagar and the cantonment boundaries (now part of Municipal Committee, Ambala Sadar) have considerably added showing to their potential for residential development which is already showing signs of development with the coming up of construction activities in this area. The above sectors will further get a fill-up with the implementation of the proposed M-3 Road, which connects these sectors to existing Cantonment & Municipal Committee, Ambala Sadar Areas.

Sectors 8 & 9 which are mostly within the limits of Municipal Committee, Ambala Sadar are vulnerable areas where the existing abadi of Mahesh Nagar, Arya Nagar, Gobind Nagar, Ram Nagar, etc. could expand. To meet the residential requirements of Industrial belt along Ambala Jagadhri Road, the area in sector 2 & 3 is reserved for residential purposes. These residential areas/sectors have been linked with the existing town by means of sector roads.

Since, the grid sub-station exists outside the controlled area in the north-western corner where a number of high tension lines pass through most of the proposed residential development near village Dalipgarh, Babiya and Municipal Committee limits which may pose some problems at the time of working out details of development but while making detailed plans these lines will be properly re-aligned or accommodated.

II. COMMERCIAL

An area of approx. 17 hec. is reserved for the commercial development in the proposals of the development plan. This area will be developed into two pockets, which will meet the requirement of proposed development in the form of city centre. As the present grain market and timber market is developed in a very congested and un-planned manner in the thickly populated areas of Ambala Sadar which has no scope of expansion. With this in view it has been decided to shift the existing grain market and timber market in the controlled area. In area approx. 60 hec. is earmarked on the south of existing town between G.T. Road and Ambala-Saharanpur Railway line, which will also include an area of 6 hec. for truck parking, godowns and booking agencies as to avoid scattered idle parking along the G.T. Road. The approach to this area will be from proposed M-3 Road.

III. INDUSTRIAL

A sufficient number of scientific industries owned by private enterprises have been developed within the residential area of Municipal Committee, Ambala Sadar is very congested and old buildings. Apart from the above a allot of un-authorised industries have also sprung up along the Ambala-Jagadhri and Dehli-Amritsar G.T. Road.

To provide an incentive for the prospective industrialist the HSIDC has developed a planned industrial estate over a site of 20 hec. on Ambala-Jagadhri road. Keeping in view the above stated facts an industrial belt of 102 hec. has been earmarked on either side of Ambala-Jagadhri road to meet the future demand of light and service industry in this area.

In additions to the above an area of approx. 80 hec. is also earmarked for the said use, which will not only help in decentralisation of the existing industrial development but will also provide the scope for the future industrial growth along this national highway (G.T. Road). With the above, total area of approx. 182 hec. has been reserved for the industrial development in the development plan.

IV. TRANSPORT AND COMMUNICATIONS

The transport system has been worked out on the basis of road hierarchy and importance of G.T. Road is duly recognised by designating it as M-I road. A strip of 150 meters width has been reserved as green belt on both sides of the G.T. Road. Ambala-Jagadhri Road will be widened to 45 meters and is designated as M-2 with reservation of 30 meters along the Northern boundary under the Punjab scheduled Roads and Controlled Areas Restriction of unregulated development Act, 1963. A green belt 100 meters wide has been provided along the southern boundary of the road. The other roads shown on the plan area M-3 (30 meters wide) roads.

However, to avoid the frequent punctures on Ambala-Jagadhri Road, the industrial belt along the Ambala-Jagadhri Road will derive its access from the service road, which will run parallel to Ambala-Jagadhri Road and the position, width etc. of such road will be shown in detailed plan of the sector.

V. PUBLIC AND SEMI PUBLIC EDUCATION

The controlled area boundaries consist of a few villages sub-standard colonies, which very much lack in the educational facilities. To avoid long walking distances and also for the proper functioning of the institutions an area of approx. 6 hect. has been reserved for the institutions in sector 2.

Open Spaces and Green Belts: To safeguard against the possibility of flooding in this area due to the existence of Tangri Nadi and Orpla Nadi, a linear agricultural strip approximate 300 meters wide has been left, along both the streams. To join the abovesaid strips, green belts have been provided in sectors 2 and 3. However these green-belts will accommodate the necessary infrastructure (Nursery, Primary, High Schools, Convenient Shopping and Recreational Area etc., required for the sector).

Similarly to check urbanisation and slum development along the G.T. Road a green belt of 150 meters width has been provided on both the sides. This will also provide sufficient space for its future expansion. A green belt of 100 meters width has also been provided on the south of Ambala-Jagadhri Road for its future expansion.

Agricultural Land : The remaining area surrounding the urbanization proposals which is presently being put to agricultural use, has been reserved as agricultural zone. This zone, however, would not eliminate the essential building development within this area, such as the extension of the existing villages contiguous to Abadi-deh if undertaken under a project approved or sponsored by the Government and other ancillary facilities necessary for the maintenance and improvement of the agricultural land.

Non-Conforming Uses: Where an industry or other building exists with a valid sanction prior to the notification of this area as a controlled area, such buildings may be allowed to continue as non-conforming use of land contrary to the major land use proposals for that part of the area subject to the conditions laid in the zoning regulations.

Zoning Regulations: The legal sanctity to the proposals regarding the land use is being given effect to by a set of zoning regulations which form part of this development plan. These regulations will govern the change of land use and standards of development. They also very elaborately detail out allied and ancillary uses which will be permitted in the various major land uses and stipulate that all the changes of land use and development shall be in accordance with the details shown in the sector plans of each sector, thereby ensuring the preparation of the detailed sector plan for each sector to guide the development and enforce proper control.

ANNEXURE 'B'

ZONING REGULATIONS

Governing uses and development of land in the controlled area, Ambala Cantt. as shown in the Drg. No. DTP(A) 2322/81, dated 28th April, 1981.

I. GENERAL

(i) These zoning regulations forming part of the development plan for the controlled area and additional controlled area at Ambala Cantt. shall be called zoning regulations of the Development plan for the controlled area and Additional Controlled Area at Ambala Cantt.

(ii) The requirement of these regulations shall extend to whole of the area covered by the development plan and shall be in addition to the requirements of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 and rules framed thereunder.

II. DEFINITIONS

In these regulations ;—

- (a) 'Approved' means approved under the rules;
- (b) 'Building Rules' means Rules contained in part VII, of the rules;
- (c) 'Drawing' means Drawing No. DTP (A)/2322/81, dated 28th April, 1981.
- (d) Floor Area Ratio (FAR) means the ratio, expressed in percentage between the total area of a building on floors and the total area of the site.
- (e) 'Group Housing' means housing in blocks without division into streets and independent plots with necessary open spaces and sites for community facilities.
- (f) 'Light Industry' means industry not likely to cause injuries or obnoxious noise, smoke, gas, fumes, odours, dust effluent and any other nuisance to an excessive degree and motivated by electric power and other means except solid fuels.
- (g) 'Local Service Industry' means an industry, the manufacture and product of which is generally consumed within the local area, for example bakeries, ice-cream manufacturing, aerated water, atta chakkies with power, laundry, dry cleaning and dyeing, repair and service of automobiles, scooters and Cycle and repair of house hold utensiles, shoe making and repairing fuel depots etc. provided that no solid fuel is used in them.
- (h) 'Medium Industry' means all industries other than light-industry and local service industry and not emitting obnoxious or injurious fumes and odours.
- (i) 'Extensive Industry' means an industry set up with the permission of the Government and its land is extensive, employing more than hundred workers and may use any kind of motive power or fuel provided they do not have any obnoxious features.
- (j) 'Heavy Industry' means an industry to be set up in public or semi-public or private sector with the permission of the Government, if the cost of Machinery is more than one crore rupees.
- (k) 'Obnoxious or Hazardous Industry' means an Industry set up with the permission of the Government and highly capital intensive associated with such features as excessive smoke, noise, vibration, stench, unpleasant or injurious fumes, effluent, explosive, inflammable materials etc. and other hazards to the health and safety of the community.
- (l) 'Material date' means September 8, 1970 for controlled area and November 30, 1976 for additional controlled area on which dates the lands within the controlled area and additional controlled area respectively were notified.—*vide* Haryana Government Notification No. 5254-VDP-70/4086, dated 14th July, 1970, and 5517-2TCP-76/38964, dated 26th November, 1976, appearing in the Haryana Government Gazette, dated 8th September, 1970 and November 30, 1976 respectively.
- (m) 'Non conforming use' in respect of any land or building in a controlled area means the existing use of such land or building which is contrary to the major land use specified for that part of area in the development Plan.
- (n) 'Rules' means the Punjab Scheduled Roads and Controlled Areas Restriction of Un-regulated Development Rules, 1965 as amended upto date.
- (o) 'Public Utility Building' means any building required for running of public utility service such as water supply drainage, electricity post and telegraph. transport and for any other Municipal Service including fire station.
- (p) 'Sector Density Or Colony Density' shall mean the number of persons per hectare in sector area colony area, as the case may be.

Explanation:—(i) In this definition the sector area or colony area shall mean the area of the sector or of colony as bounded with in major road system shown on the drawing in the case of sector and on the approved layout plans of the colony, in the case of a colony including 50— land under the major roads surrounding the sector or colony and excluding the area unfit as for building development within the sector or the colony as the case may be.

(ii) For the purpose of calculations of sector density it shall be assumed that 55% of the sector's area or colony area will be available for residential plots including the area under group housing and every building plot shall on the average contain two dwelling units each with a population of 4.5 persons per dwelling unit or 9 persons per building plot. In case of shop-cum-residential plots, however, one family unit shall be assumed.

- (q) 'Site Coverage' means the ratio expressed in percentage between the area covered by the ground floor of a building and the area of the site;
- (r) the terms 'Act', 'Colony', 'Coloniser', 'Development Plan', 'sector and Sector Plan' shall have the same meaning as assigned to them in the Punjab Scheduled Roads and Controlled Areas Restrictions of Unregulated Development Rules, 1965; and
- (s) in case of doubt, any other terms used but not defined herein shall have the same meaning as assigned to it in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963.

III. MAJOR LAND USES/ZONES

For the purposes of regulations, the various parts of the controlled area indicated on the drawing shall be reserved for the following major land uses and to be designated as such:

Main Code	Land Uses
100	Residential
200	Commercial
300	Industrial
400	Transport and Communication
600	Public and Semi-Public uses
700	Open spaces
800	Agricultural Land

IV. DIVISION INTO SECTORS

Major land uses mentioned in main code 100 to 800 at regulation III above which are land uses for building purposes have been divided into sectors as shown and bounded by major road reservations and each sector shall be designated by the number as indicated in the drawing.

V. DETAILED LAND USES WITH IN MAJOR USES

Main ancillary and allied uses which, subject to other requirements of these regulations and of the rules may be permitted in the respective major land uses/zones are listed in appendix (A) subjoined to these regulations.

VI. SECTORS NOT RIPE FOR DEVELOPMENT

Notwithstanding the reservation of various sectors for respective land uses for building purposes, the Director may not permit any change in their existing land use or allow construction of building thereon, for consideration of compact and economical development of the controlled area till such as availability of water supply, drainage arrangements and other facilities for these sectors are ensured to his satisfaction.

VII. SECTORS TO BE DEVELOPED EXCLUSIVELY THROUGH GOVERNMENT ENTERPRISES

(i) Change of land use and development in sectors which are in the commercial and public and semi-public zone, shall be taken only and exclusively through the Government or a Government undertaking or public authority approved by Government in this behalf and no permission shall be given for development of any colony within these sectors.

(ii) Notwithstanding the provisions of clause (1) above Government may reserve at any time any other sector for development exclusively by it or by agencies mentioned above.

VIII. LAND RESERVATION FOR MAJOR ROADS

Land reservation for major roads indicated on the development plan shall be as under:—

M-1	.. G.T. Road	Existing width	} Width and alignment of other roads shall be as per sector plans or as per approved layout plans of the colonies.
M-2	.. Ambala-Jagadhri Road	Widen to 45 metres width	
M-3	.. Sector Road	30 Metres	

IX. INDUSTRIAL NON-CONFORMING USES

With regard to the existing industries shown in zones other than industrial zone in the development plan such industrial non-conforming uses shall be allowed to continue, provided that the owner of the industry concerned:—

- (a) undertakes to pay to the Director, as determined by him, the proportionate charges towards the external development of the site as and when called upon by the Director to do so in this behalf, and
- (b) during the interim period makes arrangements for the discharge of effluent to the satisfaction of the Director.

X. DISCONTINUANCE OF NON-CONFORMING USES

If a non-conforming uses of a land has remained discontinued for a period of two years or more it shall be deemed to have terminated and the land shall be allowed to be re-used or re-developed only according to the conforming use.

2. If a non-conforming use building is damaged to the extent of 50 per cent or more of its reproduction value by fire, floods, explosion, earth-quake, war, riot or any other natural calamity it shall be allowed to be redeveloped according to conforming use.

XI. RELAXATION OF LAND USE WITHIN AGRICULTURAL LAND

In the case of any land lying in agricultural land use Government may relax the provisions of this development plan for:—

- (a) seu and development of the land into a residential or industrial colony, provided the colonizer had purchased the land for the said use, and developed prior to the material date for after the material date on the basis of an agreement executed prior to the material date on stamped paper and the colonizer secures permission for this purpose as per rules; and
- (b) use of land as an individual industrial site (as distinct from an Industrial Colony) provided that—
 - (i) the land was purchased prior to the material date or was purchased after the material date on the basis of an agreement to purchase executed on stamped paper prior to the material date.
 - (ii) the Government is satisfied that the need of the industry is such that it cannot await alternative allotment in the proper zone ;
 - (iii) the owner of the land secures permission for building as required under the rules ; and
 - (iv) the owner of land undertakes to pay to the Director as determined by him, the proportionate charges towards the development of this land as and when called upon by the Director in this behalf and during the interim period makes satisfactory arrangements for the discharge of effluent and provide further that any land adjacent to or inter-laying within the lands satisfying either of the above set of conditions may also be allowed to be developed as a part of such colony, if it is in the interest of proper, compact and planned development.

Explanation.—

The word purchase in this regulation shall, mean acquisition of full proprietary rights and no lesser title such as agreement to purchase etc.

XII. DEVELOPMENT TO CONFORM TO SECTOR AND ZONING PLAN

No land within a major land use shall be allowed to be used and developed for building purposes unless the proposed use and development is according to the details indicated in the sector and zoning plans and or the approved layout plan of the colony in which the land is situated.

XIII. DENSITY, SIZE AND DISTRIBUTION OF PLOTS

(1) Every residential sector shall be developed to a density indicated and prescribed for it in the drawing subject to a maximum of 20 per cent variation allowed on either side of the prescribed sector density.

(2) In the case of residential colony allowed under regulation XI the average colony density shall be 250 persons per hectare.

XIV. INDIVIDUAL SITES TO FORM PART OF APPROVED LAYOUT

No permission for erection or re-erection of building on a plot shall be given unless —

- (1) the plot forms a part of an approved colony or the plot is such for which relaxation has been granted as provided in regulation XI above ; and
- (2) the plot is accessible through a road laid out and construction up to the situation of the plot to the satisfaction of the Director.

XV. MINIMUM SIZE OF THE PLOTS FOR VARIOUS USES

The minimum sizes of the plots for various types of uses shall be as below :—

(i) Residential plots	.. 100 Sq. Mts.
(ii) Residential plots in subsidised-industrial housing or slum dweller housing schemes approved by the Government	.. 40 Sq. Mts
(iii) Shop-cum-Residential plot	.. 100 Sq. Mts.
(iv) Shopping booths including covered corridor or pavement in front	.. 20 Sq. Mts.
(v) Light industry plot	.. 800 Sq. Mts.
(vi) Local Service Industry plot	.. 200 Sq. Mts.
(vii) Extensive industry plot	.. 8,000 Sq. Mts.

(2) The minimum area under a group housing estate shall be 0.40 hectare.

XVI. SITE COVERAGE AND HEIGHT OF BULK BUILDING IN VARIOUS USES

Site coverage and height up to which building may be erected within independent residential and industrial plots shall be according to the provisions contained in Chapter VII of the rules. In the case of other categories, the maximum site coverage and the floor area ratio, subject to architectural control, as may be imposed under Regulation—XVIII shall be as under :—

Type of use	Maximum coverage ground floor	Maximum floor area ratio
(i) Group Housing	.. 33 1/3 %	150 %
(ii) Government Offices	.. 25 % (including parking and garages)	150 %
(iii) Commercial plots within public and semi-public uses	50 % of air-conditioning is not done, 75% if air conditioning is done	150 %
(iv) Commercial plots within neighbourhood shopping centre	50 %	125 %
(v) Warehousing	75 %	150 %

XVII. BUILDING LINES IN FRONT, SIDE AND REAR

Building lines in front, side and rear of every building shall also conform to the building lines in front of the plots shown on the sector plan or on the layout plan of the approved colony.

(2) Where the building is on a corner plot, the building shall conform to the building line shown on the side of the plot in the sector plan or in the layout plan of the approved colony. In the case of plots which are not corner plots and where no building line on the side of the plot is shown on the sector plan or on the layout plan of the approved colony, side open space shall be provided as required under the rules.

(3) Space at the rear of every plot shall be governed by the provisions of the rules.

XVIII. ARCHITECTURAL CONTROL

Every building shall conform to architectural control. Wherever and if any, specified in the architectural control sheets-accompanying the sector plan or the layout plan of the approved colony as prepared under rule 50.

XIX. PROVISION OF FARM HOUSING OUTSIDE ABADI DEH IN AGRICULTURAL ZONE

A farm house in agricultural land outside abadi-deh of village may be allowed subject to the following conditions :—

(i) No farm house shall be permitted within 1 KM of the urbanizable limit of any urban settlement as determined in the development/master plan.

(ii) Farm house shall be permitted on the farms having not less than 2 hectares of area.

(iii) The plinth area limit for the farm house shall be as under :—

For land from 2 to 2.4 hectares	.. 150 Sq. Mts.
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For every additional 0.4 hectares (within maximum of 300 Sq. Mts.)	.. 15 Sq. Mts.
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(iv) It shall be constructed single storeyed and its height shall not exceed 5 metres.

(v) It shall be at least 15 metres away from the edge of the agricultural land on all sides provided that if land attached to the farm house abuts a road, the house shall be constructed with a minimum set back from the edge of the road as under :—

(a) Where the road is bye-pass to a scheduled road	.. 100 Mts.
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(b) Where the road is Scheduled road	.. 30 Mts.
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(c) Any other road	.. 15 Mts.
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XX. INDUSTRIAL HOUSING

Subject to detailed layout plans of the major use as mentioned, industrial housing for industrial labour may also be allowed in the industrial zone under the following conditions :—

(i) that the industrial housing is constructed by an industrial employer ;

(ii) such estate consists of tenements not less than 50 in number ;

(iii) that the housing is not erected within the site forming the premises of the factory and the site for industrial housing is kept distinct from the factory site though it may adjoin the factory-site.

XXI. RELAXATION OF DEVELOPMENT PLAN

Government may in cases of hardship or with a view to save any structure constructed before the material date, relax any of the provision of the Development Plan on principle of equity and justice on payment of such development charges and on such conditions as it may deem fit to impose.

APPENDIX 'A' (RESIDENTIAL ZONE)

- (i) Residences
- (ii) Boarding Houses
- (iii) Social, Community, religious and recreative buildings
- (iv) Public Utility Building
- (v) Educational buildings, all types of School and Colleges where necessary
- (vi) Health Institution
- (vii) Retail shops and restaurants
- (viii) Commercial and Professional Offices
- (ix) Cinemas
- (x) Local Service Industry
- (xi) Petrol filling station
- (xii) Bus Stand and Bus Stops
- (xiii) Tonga, Taxi, Scooter and Rickshaw Stand
- (xiv) Nurseries, green houses
- (xv) Any other need ancillary to residential use

As required for the local needs of major uses and at sites earmarked for them in the sector plan or in the approved layout plan of the colonies.

COMMERCIAL

- (i) Retail shops
- (ii) Restaurants and entertainment places including cinemas and theatres
- (iii) Business and professional offices
- (iv) Residence on the first and the higher floors
- (v) Warehousing and covered storage
- (vi) Local service industry
- (vii) Civic, cultural, social and community buildings
- (viii) Public Utility Buildings
- (ix) Petrol filling-station and service garages
- (x) Loading and unloading yards
- (xi) Parking space, Bus stops, taxi, tonga, rickshaw, gadda and Truck stand, etc.
- (xii) Whole sale market, grain, timber, fish, Vegetable, juice, market etc.
- (xiii) Local and Government offices
- (xiv) Any other use which Government in public-interest may decide

As per sites shown on the sector plan and zoning plan.

INDUSTRIAL
LIGHT INDUSTRY ZONE

- (i) Light Industry
- (ii) Local Service Industry
- (iii) Warehousing and storage
- (iv) Public Utility Building and Community recreative and social building, retail shops
- (v) Parking, loading and unloading areas
- (vi) Bus stops, Taxi, Tonga and Rickshaw stand
- (vii) Petrol filling-stations and service garrages

As required for the local needs of the area and as per the site shown on the sector-plans and on the approved layout plan of the colony

TRANSPORT AND COMMUNICATION

- (i) Roads and Road Transport Depots, Parking areas
- (ii) Petrol filling station and service garages
- (iii) Bus stops, Bus queue shelter, check posts and check barriers at approved places
- (iv) Electric, Telegraph and Telephone Transmission lines
- (v) Road-side tree plantations
- (vi) Land Drainage and Irrigation channels
- (vii) All requirements of Railway Department
- (viii) Any other use which the Government in the public interest may decide

As approved by the Director, subject to the provisions of Section 3 of the Act

PUBLIC AND SEMI-PUBLIC

Educational institutions and other public and semi-public requirements such as special and major, institutions required for the town and surrounding region, set up or sponsored by the Government, undertaking or public and semi-public organisations approved by the Government with emphasis on education and research and all buildings ancillary thereto.

OPEN SPACES

- (i) Green belts and parks
- (ii) Parking areas
- (iii) Tourist resorts including restaurants, etc.
- (iv) Public Utility buildings
- (v) Dwellings for which and ward staff
- (vi) Cemeteries and cremation grounds, etc.
- (vii) Any other use which the Government in public interest may decide

As approved by the Director

AGRICULTURAL

- (i) Agriculture, Horticulture, dairying and poultry farming
- (ii) Village houses within abadi deh
- (iii) Farm houses outside abadi deh subject to restriction as laid down in zoning regulation-XIX
- (iv) Expansion of existing villages contiguous to abadi deh if undertaking under a project approved or sponsored by the Central or State Government
- (v) Milk chilling station and pasteurization plants
- (vi) Water supply installation including treatment plants
- (vii) Wireless stations
- (viii) Drainage and sanitary installation including disposal works
- (ix) Grain Godowns/Storage spaces at the site approved by the Director
- (x) Weather station
- (xi) Land drainage and irrigation, Hydro-electric works and Tube-wells for irrigation
- (xii) Telephone and electric transmission lines and poles
- (xiii) Mining and extractive operations including lime and Brick kilns, stone quarries and crushing subject to rules and at approved site
- (xiv) Cremation and burial grounds
- (xv) Petrol filling stations and service garages
- (xvi) Hydro electric, thermal sub-stations
- (xvii) Any other use which Government may in public interest decide

As approved by the Director

USE STRICTLY PROHIBITED

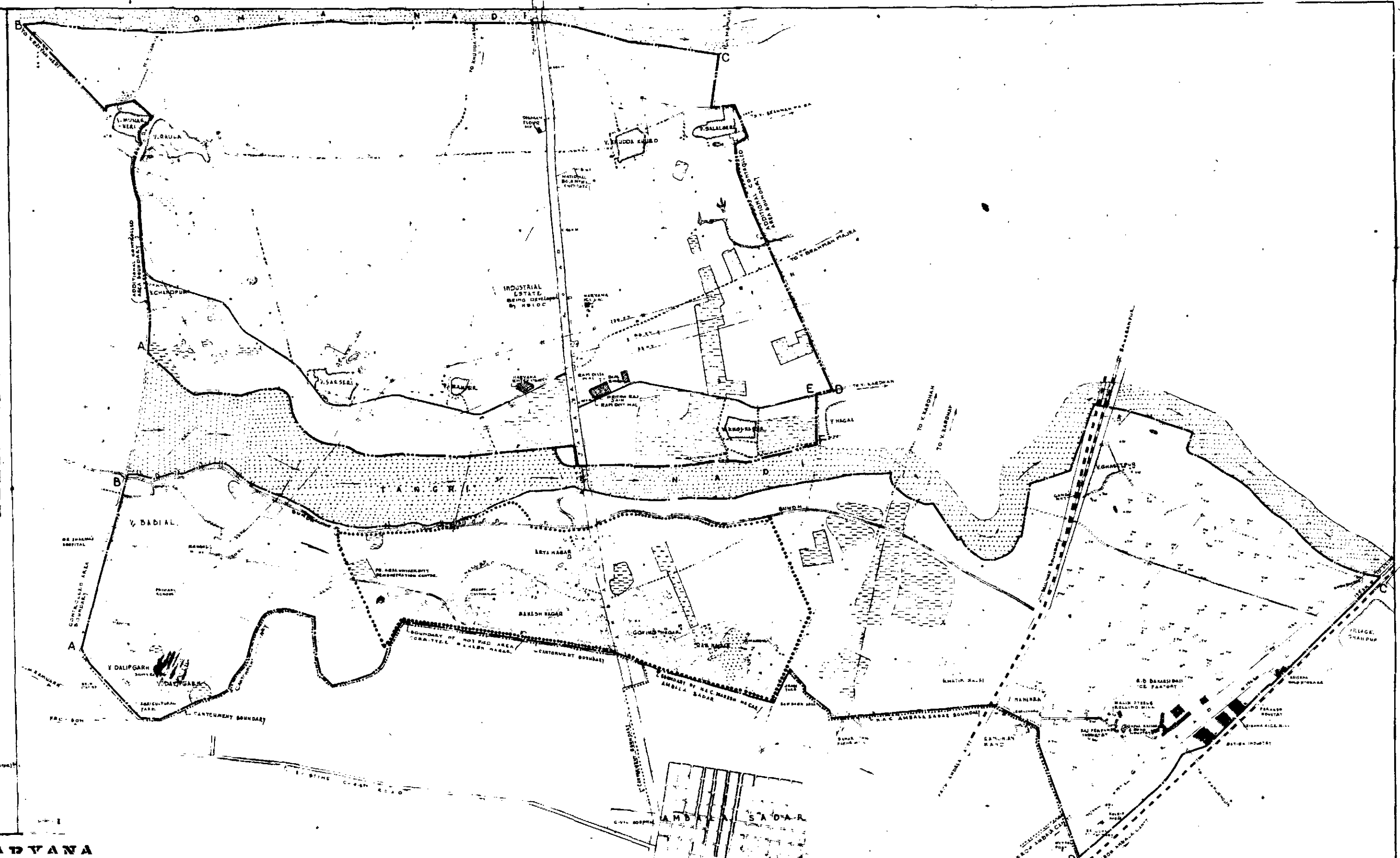
Storage of petroleum and other inflammable material.

AMBALA CANTT

EXISTING LAND USE PLAN OF
CONTROLLED AREA & ADDITIONAL
CONTROLLED AREA

LEGEND

- CONTROLLED AREA BOUNDARY
- ADDITIONAL CONTROLLED AREA BOUNDARY
- CANTONMENT/DEFENCE LAND BOUNDARY
- NOTIFIED AREA COMMITTEE BOUNDARY
- EXISTING RAILWAY LINES
- EXISTING ROADS
- KATCHA RASTAS
- NADI, NALLAHS & PONDS
- BUNDH
- EXISTING VILLAGES
- EXISTING STRUCTURES
- EXISTING INDUSTRY
- ORCHARDS & NURSERIES
- HIGH TENSION LINES
- TUBEWELLS & WELLS



1:7920

DRAWING NO. D.T.P. (A) 1/50/70

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PREPARED BY

ASSISTANT TOWN

DINE CHAL TOWN

SPECIAL TOWN PLANNING

AMBALA CANTT

REVISED
DRAFT DEVELOPMENT PLAN OF
CONTROLLED AREA & ADDITIONAL
CONTROLLED AREA

LEGEND

CONTROLLED AREA BOUNDARY
ADDITIONAL CONTROLLED AREA BOUNDARY
CANTONMENT / DEFENCE LAZAR BOUNDARY
MUNICIPAL COMMITTEE BOUNDARY
EXISTING RAILWAY LINES
EXISTING ROADS
KACHHA ROADS
SLUICE
EXISTING HILL STATION
EXISTING STRUCTURES
EXISTING INDUSTRY
RIGHT-OF-WAY LINES
TANKS, WELLS & WEALS

MAIN SUB CODE GROUP LAND USE CLASSIFICATION

100	RESIDENTIAL
200	COMMERCIAL
300	INDUSTRIAL
400	TRANSPORT & COMMUNICATION
600	PUBLIC & SEMI-PUBLIC USES
700	OPEN SPACES
800	AGRICULTURAL LAND

NON-CONFORMING USE

EXISTING INDUSTRIES WITHIN AGRICULTURAL ZONE
EXISTING INDUSTRIES, SEMI-PUBLIC & PUBLIC BUILDINGS
WITHIN RESIDENTIAL, COMMERCIAL & INDUSTRIAL ZONES ETC.



1.7920

DRAWING NO. D.T.P. (A) 2322/81 DATED 28.4.81

PLANNING ASSISTANT
ASSISTANT TOWN PLANNER
DISTRICT TOWN PLANNER
SENIOR TOWN PLANNER

